

COMPLETION STATEMENT
Purchase of 5 Kingfisher Business Centre, Henwood, Ashford TN24 8DG

Completion Date: 28 April 2017

Purchase Price		£130,000.00
VAT		£26,000
Plus:		
Stamp Duty Land Tax		£120.00
Land Registry registration fee		£95.00
Disbursements		£641.19
		<hr/>
		£156,856.19
Less:		
Deposit held	£89,000.00	
On account of searches	£500.00	£89,500.00
		<hr/>
Funds required		<hr/>
		£67,356.19

(A) **STRICTLY PRIVATE & CONFIDENTIAL**
Trustees for the New Horizons Benefitts Scheme
Fifth Floor, Unex Tower
Station Street
Stratford
London
E15 1DA

Date (Tax Point): 31/08/2017

Invoice No. 104817
Our Ref SS04/SM05/VIV3/2
Your Ref
Vat No 350 3067 88

(B) Re: Purchase of Unit 5 Kingfisher Business Centre, Henwood,
Ashford TN24 8DG

Professional Charges	Fees £	Disbs £	VAT %	VAT £																																																																								
To our professional charges for acting on your behalf in the purchase of the property from James Hay Pension Trustees Limited	1915.00		20.00	383.00																																																																								
<table border="1"> <thead> <tr> <th colspan="6">Property/Owner: (A)</th> </tr> <tr> <th colspan="6">Property: (B)</th> </tr> <tr> <th colspan="6">Expenses Heading:</th> </tr> <tr> <th>Rent</th> <th>S/C</th> <th>Hold</th> <th>Rechg</th> <th>Input</th> <th>Date Input</th> </tr> </thead> <tbody> <tr> <td>✓</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Payment</td> <td>18/09/2017</td> <td>90.00</td> </tr> <tr> <td colspan="4">Authority</td> <td></td> <td>98.59</td> </tr> <tr> <td colspan="4">Remarks:</td> <td></td> <td>198.00</td> </tr> <tr> <td colspan="4">N.B. £570.54 in Solicitor's Client A/c - pay balance</td> <td></td> <td>235.60</td> </tr> <tr> <td colspan="4"></td> <td></td> <td>95.00</td> </tr> <tr> <td colspan="4"></td> <td></td> <td>31.00</td> </tr> <tr> <td colspan="4">£2475.65</td> <td></td> <td></td> </tr> </tbody> </table>					Property/Owner: (A)						Property: (B)						Expenses Heading:						Rent	S/C	Hold	Rechg	Input	Date Input	✓						Payment				18/09/2017	90.00	Authority					98.59	Remarks:					198.00	N.B. £570.54 in Solicitor's Client A/c - pay balance					235.60						95.00						31.00	£2475.65					
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Commercial Drainage & Water search																																																																												
Sitecheck Assess environmental search																																																																												
Com LLC1 & CON29 local authority search																																																																												
Land Registry registration fee																																																																												
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Totals	£1915.00	£748.19		£383.00																																																																								
Net Total	£2663.19																																																																											
VAT	£383.00																																																																											
Total Due	£3046.19																																																																											
Monies received on account	£0.00																																																																											
Balance due from you	£3046.19																																																																											

** Denotes Not Yet Paid Disbursements

Spearing Waite LLP

Payment Details

Accounts rendered may be paid by Debit Card/Credit Card, bank transfer or cheque made payable to "Spearing Waite LLP". Please note a charge of 2.1% (plus 20% VAT) will be made for Credit Card payments only.

Please remit funds in £ Sterling to:

Bank Name: Lloyds Bank Account Name: Spearing Waite LLP Office Account
Sort Code: 30 94 97 Account Number: 03359798
IBAN: GB25 LOYD 3094 9703 3597 98 Swift/BIC Code: LOYDGB21029

THIS ACCOUNT IS FOR PAYMENT OF BILLS ONLY

Payment Terms

Please pay within 14 days from invoice date.

Please quote our invoice number 104817 with your remittance.

You may be entitled to have our charges reviewed by the court. (This is called "Court Assessment"). The procedure is set out in ss. 70, 71 and 72 of the Solicitors Act, 1974. Please note that we are entitled to charge interest on the outstanding amount of the bill in accordance with article 5 of the Solicitors (Non-Contentious Business) Remuneration Order 2009. Guidance on Court Assessment can be found on the website of the Legal Complaints Service.

Spearing Waite LLP Solicitors is a Limited Liability Partnership
Registered in England and Wales number OC361998
A list of members is open to inspection at the above address

Return Deposit on purchase... Sundries Ex

TO

Date

28-Apr-17

N C Vivian, P Dawson, M P Stevens as Trustees
 of the New Horizons Retirement Benefits Trust
 c/o Glenni LLP
 Fifth Floor, Unex Tower
 Station Street
 Stratford
 E15 1DA

Account No P4295

Invoice No S2017/007

The James Hay Personal Pension Plan

INVOICE

Property	Net	VAT @ 20%	Gross
Unit 5 Kingfisher Business Park Henwood Industrial Estate Ashford Kent TN24 8DJ			
For the price of	£130,000.00	£26,000.00	£156,000.00
Payable by return			
Invoice Total	£130,000.00	£26,000.00	£156,000.00

VAT Registration Number 673 9162 08

James Hay Partnership, Dunn's House, St Paul's Road, Salisbury SP2 7BF DX: 124683 Salisbury 3

James Hay Partnership is the trading name of James Hay Insurance Company Limited (JHIC) (registered in Jersey number 77318); IPS Pensions Limited (IPS) (registered in England number 2601833); James Hay Administration Company Limited (JHAC) (registered in England number 4068398); James Hay Pension Trustees Limited (JHPT) (registered in England number 1435887); James Hay Wrap Managers Limited (JHWM) (registered in England number 4773695); James Hay Wrap Nominee Company Limited (JHWN) (registered in England number 7259308); PAL Trustees Limited (PAL) (registered in England number 1666419); Santhouse Pensioner Trustee Company Limited (SPTCL) (registered in England number 1670940); Sarum Trustees Limited (SarumTL) (registered in England number 1003681); Sealgrove Trustees Limited (STL) (registered in England number 1444984); The IPS Partnership Plc (IPS Plc) (registered in England number 1458445); Union Pension Trustees Limited (UPT) (registered in England number 2634371) and Union Pensions Trustees (London) Limited (UPTL) (registered in England number 1739546). JHIC has its registered office at 3rd Floor, 37 Esplanade, St Helier, Jersey, JE2 3QA. IPS, JHAC, JHPT, JHWM, JHWN, SPTCL, SarumTL and IPS Plc have their registered office at Trinity House, Buckingham Business Park, Anderson Road, Swavesey, Cambs CB24 4UG. PAL, STL, UPT and UPTL have their registered office at Dunn's House, St Paul's Road, Salisbury, SP2 7BF. JHIC is regulated by the Jersey Financial Services Commission and JHAC, JHWM, IPS and IPS Plc are authorised and regulated by the Financial Conduct Authority. The provision of Small Self Administered Schemes (SSAS) and trustee and/or administration services for SSAS are not regulated by the FCA. Therefore, IPS and IPS Plc are not regulated by the FCA in relation to these schemes or services. (01/14)

JHPSAL JAN15

TO

Date

28-Apr-17

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 of the New Horizons Retirement Benefits Trust
 c/o Glenni LLP
 Fifth Floor, Unex Tower
 Station Street
 Stratford
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The James Hay Personal Pension Plan

INVOICE

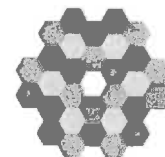
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JHPSAL JANIS



Official copy of register of title

Title number K940372

Edition date 28.07.2017

- This official copy shows the entries on the register of title on 22 Aug 2017 at 12:25:11.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Aug 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : ASHFORD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 5, Kingfisher Business Centre, Henwood, Ashford (TN24 8DG).
- 2 (22.07.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 8 July 2003 referred to in the Charges Register.
- 3 (21.05.2008) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 May 2008 referred to in the Charges Register.
- 4 (21.05.2008) The Transfer dated 12 May 2008 referred to above contains provisions as to light or air and boundary structures and a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 5 (21.06.2010) The Transfer dated 12 May 2008 referred to above grants the exclusive use of the parking spaces tinted pink on the title plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.07.2017) PROPRIETOR: NICHOLAS CHARLES VIVIAN care of Glenny LLP, Fifth Floor, Unex Tower, Station Street, London E15 1DA as Trustees of the New Horizons Retirement Benefits Trust and PAUL DAWSON care of Glenny LLP, Fifth Floor, Unex Tower, Station Street, London E15 1DA as Trustees of the New Horizons Retirement Benefits Trust and MARK PILGRIM STEVENS care of Glenny LLP, Fifth Floor, Unex Tower, Station Street, London E15 1DA as Trustees of the New Horizons Retirement Benefits Trust.
- 2 (21.05.2008) RESTRICTION: No transfer of the registered estate by the

B: Proprietorship Register continued

proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the conveyancer for the transferee that the provisions of paragraph 6 of the Second Schedule to the Transfer dated 12 May 2008 referred to in the Charges Register have been complied with.

- 3 (28.07.2017) The price stated to have been paid on 28 April 2017 was £130,000 plus £26,000 VAT.
- 4 (28.07.2017) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.07.2003) A Transfer of the land in this title and other land dated 8 July 2003 made between (1) Ashford Borough Council and (2) SDV Properties Limited contains a restrictive covenant.

NOTE: Copy filed under K858003.

- 2 (21.05.2008) A Transfer of the land in this title dated 12 May 2008 made between (1) DSSV Ashford Limited (2) Heronman Limited and (3) James Hay Pension Trustees Limited contains restrictive covenants.

NOTE: Copy filed.

- 3 (21.05.2008) The Transfer dated 12 May 2008 referred to above contains a reservation of rentcharges as therein mentioned.
- 4 (28.07.2017) REGISTERED CHARGE dated 13 January 2017.
- 5 (28.07.2017) Proprietor: PAUL DAWSON and MARK PILGRIM STEVENS of Fifth Floor, Unex Tower, Station Street, London E15 1DA and NICHOLAS CHARLES VIVIAN of Fifth Floor, Unex Tower, Station Street, London E15 1DA acting for The SDV Property Partnership.

End of register